



19 Church Road, Brackley, NN13 7BU

Guide Price £250,000

**Hatfield
Shaw & Co**
INDEPENDENT ESTATE AGENTS



Bedrooms: 2

Bathrooms: 1

Receptions: 1

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Being offered for sale with no upper chain is this charming two double bedroom cottage, ideally situated in a popular location, within a short walk of local amenities and Brackley town centre. The property offers well-balanced accommodation and has been recently redecorated throughout and benefits from newly fitted carpets. This delightful home features a spacious kitchen, separate utility room, a comfortable sitting room, and a private rear garden - perfect for both relaxation and entertaining.

The sitting room is positioned at the front of the property and enjoys a bay window along with exposed brickwork to the feature fireplace, adding character and warmth. The kitchen is fitted with a range of units complemented by solid oak work surfaces and includes an integrated fridge, freezer, oven, and hob, along with plumbing for a dishwasher.

The useful utility room provides additional storage, houses the mains gas boiler, and has plumbing for a washing machine and French doors leading out to the rear garden. The ground floor is completed by a family bathroom fitted with a white suite. Upstairs, there are two generous double bedrooms, with the principal bedroom offering the potential to be reconfigured into two separate rooms, subject to requirements, creating a three-bedroom layout.

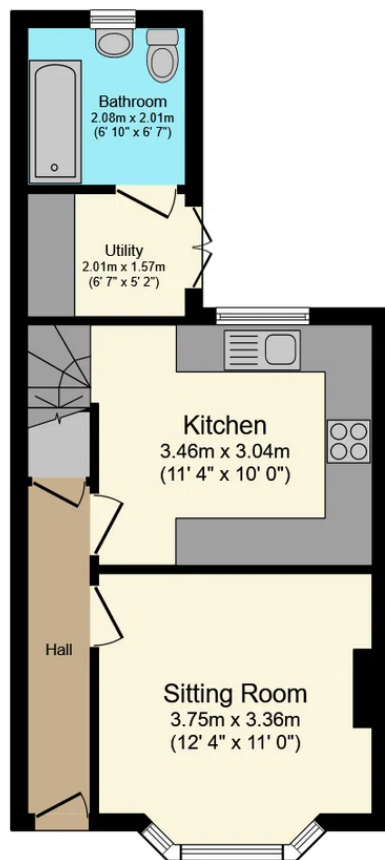
Outside, the rear garden is mainly laid to lawn and features a walled patio area, ideal for outdoor seating and entertaining.

Situated in a sought-after location, this property perfectly combines convenience with a peaceful setting. An early viewing is highly recommended.

Freehold. EPC band D. Council tax band B. Mains gas, electricity, water, and drainage. Gas to radiator central heating. No parking. Solid brick construction. Ultrafast broadband (1,000Mbps) available. "Good mobile phone coverage" (O2). No restrictions. Level access. Very low risk of flooding.

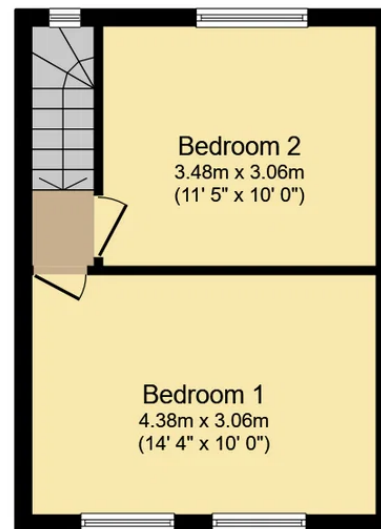






Ground Floor

Floor area 35.6 sq.m. (383 sq.ft.)



First Floor

Floor area 27.2 sq.m. (293 sq.ft.)

Total floor area: 62.8 sq.m. (676 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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